Planning & Zoning Commission
Approved Minutes
July 1, 2015

Chairman Graveline called the meeting to order at 7:00 p.m. The meeting was recorded.

Members Present: G. Graveline, A. Havican, J. Crumb, G. Ploski, D. Santoro
Alternates Present: K. Kemp
Absent: P. McKinney
Others Present: Tammy DeLoia, Land Use Inspector

Motion made by G. Ploski, seconded by D. Santoro to approve the minutes of June 17, 2015. **Unanimous.**

Correspondence:
1. Connecticut Consulting Engineers, LLC: Invoice #501798, Dated 6/16/15. **Motion** made by Al Havican, seconded by G. Ploski to authorize payment of the Invoice # 501798 in the amount of $1,625.00 from Connecticut Consulting Engineers, LLC; Re: Engineering review plans for CVS and peer Traffic review. **Unanimous. Motion** made by Al Havican, seconded by G. Ploski to place the correspondence on file. **Unanimous.**

Public Participation: Chairman Graveline asked the public for comments if the subject was other than those on the Agenda. There were no comments from the public.

Old Business:
a. Lombard Group Prospect, LLC, 26 Waterbury Road & 4 Summit Road – Special Permit Application for proposed Retail/Pharmacy/Development (CVS). Commission member A. Havican advised that though he was unable to attend the meeting of June 17, 2015, he came to the Land Use office to listen to the complete original recording of the meeting. Chairman Graveline read into the record the "Draft" of the Special Permit Resolution of Approval.
G. Ploski noted his concern with the large bond amount and cited the recent change to State Statutes; Re: Bonding. After discussion, **Motion** made by J. Crumb, seconded by A. Havican to approve the Special Permit Resolution of Approval for Lombard Group Prospect, LLC, 26 Waterbury Road and 4 Summit Road for a Drug Store Pharmacy with Drive-Thru (CVS) and office building. **Unanimous.**

Public Hearing:
7:10 p.m. Robert Skrip, 106 Cheshire Road, Proposed Amendment to Zoning Regulations Section 3.1, Uses by District to add "Business Office" as a permitted use within the Business District (B) and by Special Permit in the Industrial 1 District (IND-1). Chairman Graveline read into the record the "Notice of Public Hearing" for the public hearing as it appeared in the Republican-American on June 19 & 26, 2015. Chairman Graveline also read into the record the referral letters from Lauren Rizzo of Naugatuck Valley Council of Governments dated 5/21/15 and Kevin DiAdamo, Chairman of Regional Planning Commission of the South Central Connecticut Regional Planning Commission letter dated 6/15/15. Additionally, letters were mailed to all abutting municipalities per State statute requirements. *Mr. Robert (Bob) Skrip, 106 Cheshire Road,* asked the commission to consider a change in the Zoning Regulations, Section 3.1, Uses by District to add "Business Office" as a permitted use within the Business District (B)

and by Special Permit in the Industrial 1 District (IND-1). Commission members stated there could be problems with "mixed use" in an Industrial 1 District (IND-1) and indicated that the "Business Office" should have an associated use with the "office". Land Use Inspector, Tammy DeLoia advised that the consideration in the Industrial 1 District (IND-1) would be based on a Special Permit. G. Ploski stated that this change to the Zoning Regulations is broad and would also include the Fire Marshal and the Building Inspector. Mr. Skrip stated that as a landlord he is aware of the different "odors" and "noise" levels that could cause his tenants to vacate a premise. Chairman Graveline asked for comments from the public; no comments were made.
G. Ploski also requested more time for review on this change. After discussion, **Motion** made by G. Ploski, seconded by Al Havican to close the Public Hearing on Proposed Amendment to Zoning Regulations Section 3.1, Uses by District to add "Business Office" as a permitted use within the Business District (B) and by Special Permit in the Industrial 1 District (IND-1). **Unanimous.**

New Business:

a. Ken Faroni, O & G Industries, 147 Salem Road – update on security status. The commission reviewed a letter dated 6/24/15 from Kenneth J. Faroni, Director of Planning and Permits for O & G Industries, Inc. regarding the 2015 Security Status Report for Prospect Quarry – Salem/Spring Road. After discussion and a report from the Land Use Inspector, it was the consensus of the commission that they are satisfied with the report from Mr. Faroni and that he does not need to appear before the commission at this time. After discussion, **Motion** made by Al Havican, seconded by G. Ploski to approve and place on file the 2015 report of Security Status for the O & G Industries, Inc. Prospect Quarry –Salem/Spring Road from Ken Faroni, Director of Planning and Permits. **Unanimous.**

b. Anthony Dorso, 30A Scott Road – Site Plan Application for a Farm. *Anthony Dorso, 30A Scott Road,* presented to the commission with a site plan and application for a farm. Mr. Dorso explained that he would like to create a "Farm" on his property at 30A Scott Road. Mr. Dorso stated that his land consists of 10 acres and he advised that he would like to grow vegetables and "bee keep" for pollination. Mr. Dorso explained that the area to be used would be behind the existing solar panels and in the area of his reserve leach fields. After discussion, Chairman Graveline requested that Mr. Dorso attend the next meeting to present the Site Plan showing location of vehicle placement, vegetable growing area and beekeeping.

Land Use Inspector's Report: Land Use Officer/ZEO, Tammy DeLoia advised the commission that she has been contacted by Mr. David Cappella of Spectra Energy, for Algonquin Gas. Algonquin Gas will be updating and replacing their pipe of 24" to 42". The pipe will pass through Prospect from Peach Orchard to Scott Road. There will be some construction on Rte 69, Waterbury Road. Ms. DeLoia stated that Algonquin Gas will be surveying in July. She has asked that copies of the surveys be given to the Town so the Town could update their map GIS.

D. Santoro questioned if Ms. DeLoia had addressed the sign at 176 Straitsville Road. Ms. DeLoia stated that she would be sending out a notice of violation as the property owner's Special Permit requires that the owners must come before the Planning and Zoning Commission to request a sign. G. Ploski asked if the Land Use Office had received a site plan for Flooring America on Rte 69. Commission members suggested that Ms. DeLoia proceed to contact the

owner personally for this site plan. After discussion, **Motion** made by A. Havican, seconded by G. Ploski to accept the Land Use Inspector's Report. **Unanimous.**

Public Participation: Mr. Dorso, 30A Scott Road, advised the commission that the Land Use Department received a complaint letter regarding violations on his property including commercial vehicles, solar panels, fill and pesticides. Mr. Dorso explained that he has a permit for both solar panels and fill. Commission members questioned if Mr. Dorso was keeping pesticides at his home property on 30A Scott Road. Mr. Dorso responded that when delivered, the pesticide chemicals are delivered to his home occupation property of 34 Scott Rd and that the chemicals are kept in a metal storage cabinet on a concrete slab for a short time. The chemicals are used within a week. Mr. Dorso also advised that he does not keep commercial vehicles on his home property at 30A Scott Road.

Discussion on Zoning Regulations: The commission held general discussion. **Motion** made by G. Ploski, seconded by A. Havican to set a Public Hearing for August 19, 2015 @ 7:15 p.m. on proposed amendments to the Zoning Regulations for Commercial Outdoor Recreational Uses. **Unanimous.**

Adjournment: **Motion** made by A. Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned @ 9:13 p.m.

E. Gil Graveline RBM

E. Gil Graveline
Chairman

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2015 JUL 16 AM 9:21
Nancy C. Andrews
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